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Herts AL3 4EL
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59 The Quadrant, St Albans,
Herts AL4 9RD
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Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Award Winning Agency

www.cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts



THE CROFT

ST ALBANS

AL2 3AR

Price Guide £5,000,000

EPC Rating: Council Tax Band: New Build



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes are delighted to offer this rare residential development opportunity in the highly desirable Chiswell Green area of St Albans. Extending to approximately 3.13 acres (1.27 hectares), the predominantly level site offers significant potential for residential development, Subject to Planning. The land is Freehold under Title Number HD504368 and is offered by Private Treaty. The opportunity is strengthened by the changing planning landscape surrounding the site, with planning permission recently granted







Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

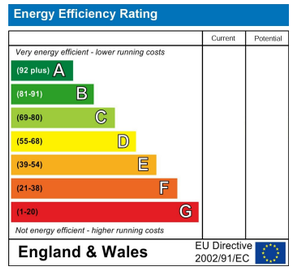
Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- Prime Chiswell Green Location
- Freehold Title
- Available on a Subject to Planning Basis
- 330 Homes Approved To Rear
- Guide Price £5,000,000
- Approximately 3.13 Acre Site
- Excellent Residential Development Opportunity
- Flat Site
- Private Gated Setting
- Five Homes Approved Adjacent



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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